

Vicinity Map **2**
Torrey Hills Community Plan **FIGURE**

PLANNING CONTEXT

THE COMMUNITY PLAN AREA

The plan area is located in the north central part of the City of San Diego (see **Figure 2, Vicinity Map**). The entire planning area contains approximately 784 acres and is bounded on the south by Los Peñasquitos Canyon Preserve, on the west by Interstate 5 (I-5), and on the north and east by the Carmel Valley community planning area.

The Torrey Hills community is adjoined by two other existing community planning areas: Torrey Pines, across I-5 to the west and south, and Carmel Valley to the north and east. In addition, there are two other planned communities in the immediate vicinity: Mira Mesa is located immediately across Los Peñasquitos Canyon Preserve to the south; the University community is situated across Los Peñasquitos Canyon and I-5 to the southwest.

DEVELOPMENT AND PLANNING HISTORY

The Torrey Hills area has an interesting planning history that is tied to the planning efforts for Los Peñasquitos Canyon Preserve. For nearly ten years, prior to the adoption of the General Plan in 1979, the City and county had been conducting studies on Los Peñasquitos Canyon as an open space park. During that period, the Carmel Valley community was being planned and the Torrey Hills area was specifically excluded so as not to preempt the determination of a precise park boundary. By the time the General Plan was adopted in 1979, the precise boundary of the park still had not been determined, and the Torrey Hills property was designated as “Future Urbanizing” on the General Plan until the boundary of the preserve could be determined.

In February 1980, Genstar-Penasquitos (now AG Land Associates, LLC) dedicated a total of 1,806 acres of Los Peñasquitos Canyon to the City for use as a preserve. This action precisely defined the boundaries of the preserve as it borders the Torrey Hills property. This action subsequently cleared the way to initiate a community planning program for the Torrey Hills property and to amend the General Plan which transferred the original plan area from Future Urbanizing to Planned Urbanizing.

BACKGROUND

Development plans have been submitted and approved for all planning areas within the community. Tentative maps, Planned Industrial Development permits, Planned Residential Development permits, Planned Commercial Development permits, Hillside Review permits, Coastal Development permits and Rezone applications have been approved, and final maps have been recorded. Development has begun in the community with the construction of basic infrastructure and roads, such as El Camino Real and Carmel Mountain Road, and construction of the Torrey Reserve commercial development and Torrey View residential development in the northern portion of the community. Additionally, grading has occurred in other portions of the community in preparation of implementing approved projects.

Prior to 1986, approximately 178 acres located adjacent to the Torrey Hills community planning area was designated as “Future Urbanizing” on the General Plan map. On November 4, 1986, the citizens of San Diego approved a ballot measure which directed that a 166-acre parcel owned by the City and located at the western boundary of Los Peñasquitos Canyon Preserve adjacent to I-5 be traded for 288 acres of privately owned land located adjacent to the preserve and just north of the area known as “the falls.” An additional 12 acres located between the 166-acre parcel and I-5 was also incorporated into the ballot measure in order to avoid creating a small island of Future Urbanizing area between the 166-acre parcel and the freeway. This total 178-acre addition to Torrey Hills was referred to as the “Park Trade” property. Approval of the ballot measure resulted in a transfer of this property from Future Urbanizing to Planned Urbanizing.

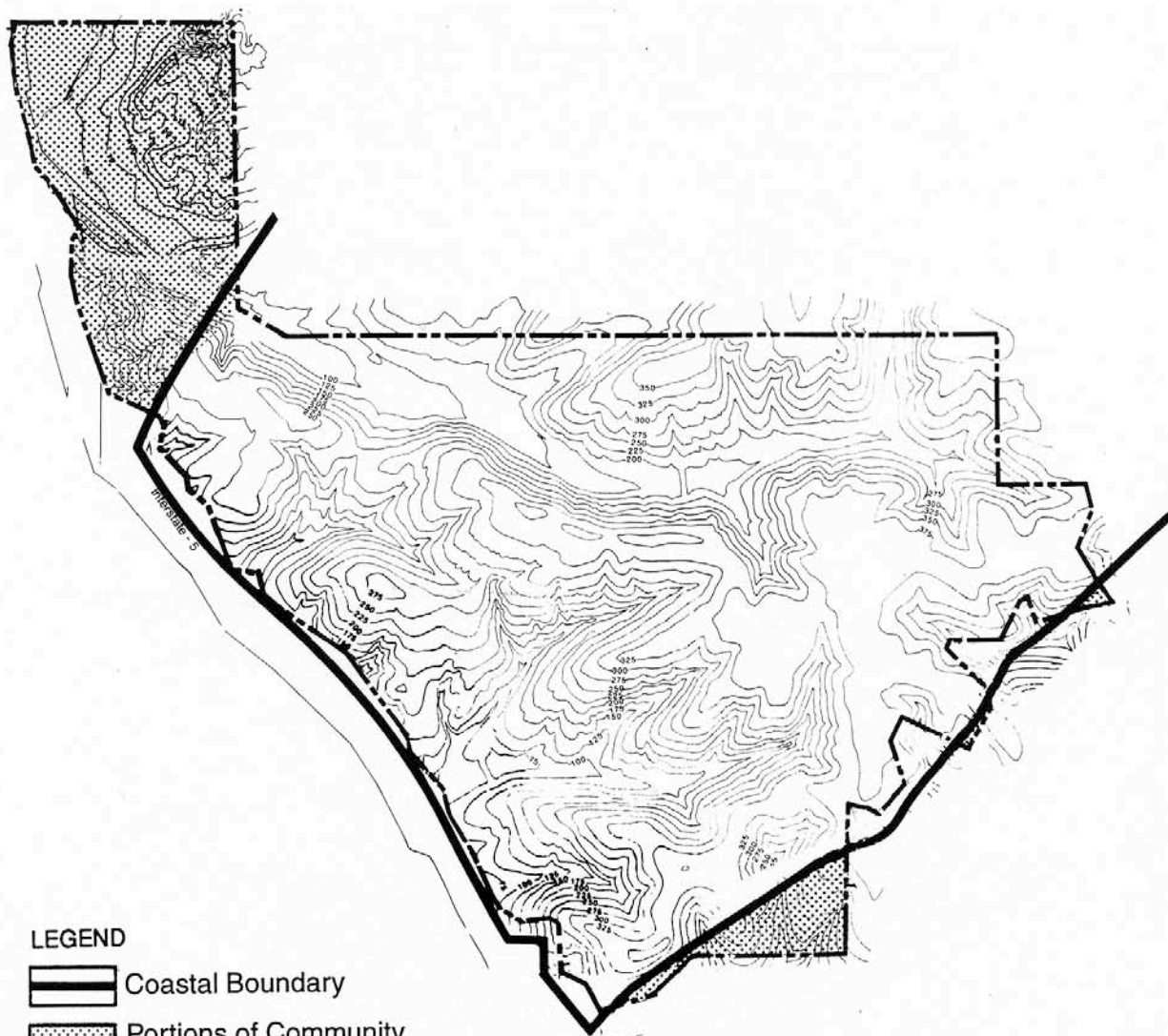
In 1994, the City Council approved an amendment to the Plan and the General Plan that served to implement the results of the initiative, converting the Park Trade property from “Future Urbanizing” to “Planned Urbanizing,” and providing for expanded industrial and residential opportunities for the community. The 1994 amendment provided for a substantial medium-low-density residential land use component and additional single-family housing opportunities as a reaction to the need for these types of housing in the area and the community’s opportune location adjacent to I-5 and the planned heavy rail commuter train line in Sorrento Valley. Recent adopted and pending legislation, both at the local and state levels, is beginning to direct the concentration of compatible and supporting land uses adjacent to transit corridors in order to reduce emissions and improve traffic congestion. Additionally, the inclusion of a medium-low-density residential component within the **Residential Land Uses Element** supports key policies of this Plan directed at providing affordable housing for workers within the community and providing housing in an area where easy accessibility and transit opportunities occur. Other minor changes that occurred in the 1994 update include a restructuring of industrial uses diminishing the focus on professional office use; the inclusion of 1.3 acres previously shown within the Carmel Valley Neighborhood 8A Precise Plan; and the addition of Street “A” (Vista Sorrento Parkway), the northern extension of which provides a north-south access through the community between Carmel Mountain Road and Sorrento Valley Boulevard.

The Torrey Hills 1997 amendment to this Plan involved a further refinement of planned land uses, primarily in the southern portion of the community, and minor adjustments to the circulation system. Area devoted to industrial land uses has been reduced and concentrated in the western portion of the community, where easy access to I-5 and Vista Sorrento Parkway is available. Recognizing the potential to market this high profile area to corporate headquarters and professional office users, the land use designation for this area has been re-named Industrial/Business park. The 1997 amendment provides a broader range of residential land uses, varying from apartments, condominiums and townhomes, to smaller lot detached residential and traditional single-family subdivisions. A Neighborhood Commercial Center has been added, providing for retail commercial uses typically serving residential neighborhoods. In anticipation of an increase in students associated with more traditional family neighborhoods, the 1997 amendment provides the option for an elementary school site located central to residential developments planned for the southern portion of the community.



In addition to the Torrey Hills 1997 update of the Plan, a second amendment relative to the Torrey Reserve Gateway project was approved in 1997, resulting in a land use change of approximately 30 acres located immediately east of I-5 and north and south of Carmel Mountain Road. That amendment replaced the Sorrento Hills Gateway industrial area with the Torrey Reserve Gateway Medium Low-Density Residential area.

There was a 1999 amendment that involved a refinement of planned land uses in subarea “b” of the Torrey Hills Industrial/Business Park portion of the community. The 1999 amendment included the addition of hotel uses in the Support Commercialized use designation. In order to accommodate opportunities in the Support Commercial land use area, this Plan recommends a rezone to CV and application of a Planned Commercial Development (PCD) permit.

The 2002 Plan amendment involved the designation of approximately 7.7 acres north of Carmel Mountain Road and east of I-5 from residential to industrial land uses. The area is contiguous to the Carmel Mountain Road freeway interchange. The proximity to the UCSD campus and to accommodate the expanding need for industrial/high-tech/corporate office uses in the area coupled with access to transportation and future transit uses, supported the land use change. To facilitate the design objectives and the transportation improvements of the Plan, the application of a Planned Development Permit (PDP) is recommended.



LEGEND

-  Coastal Boundary
-  Portions of Community Within Coastal Zone



Coastal Zone Boundaries
Torrey Hills Community Plan

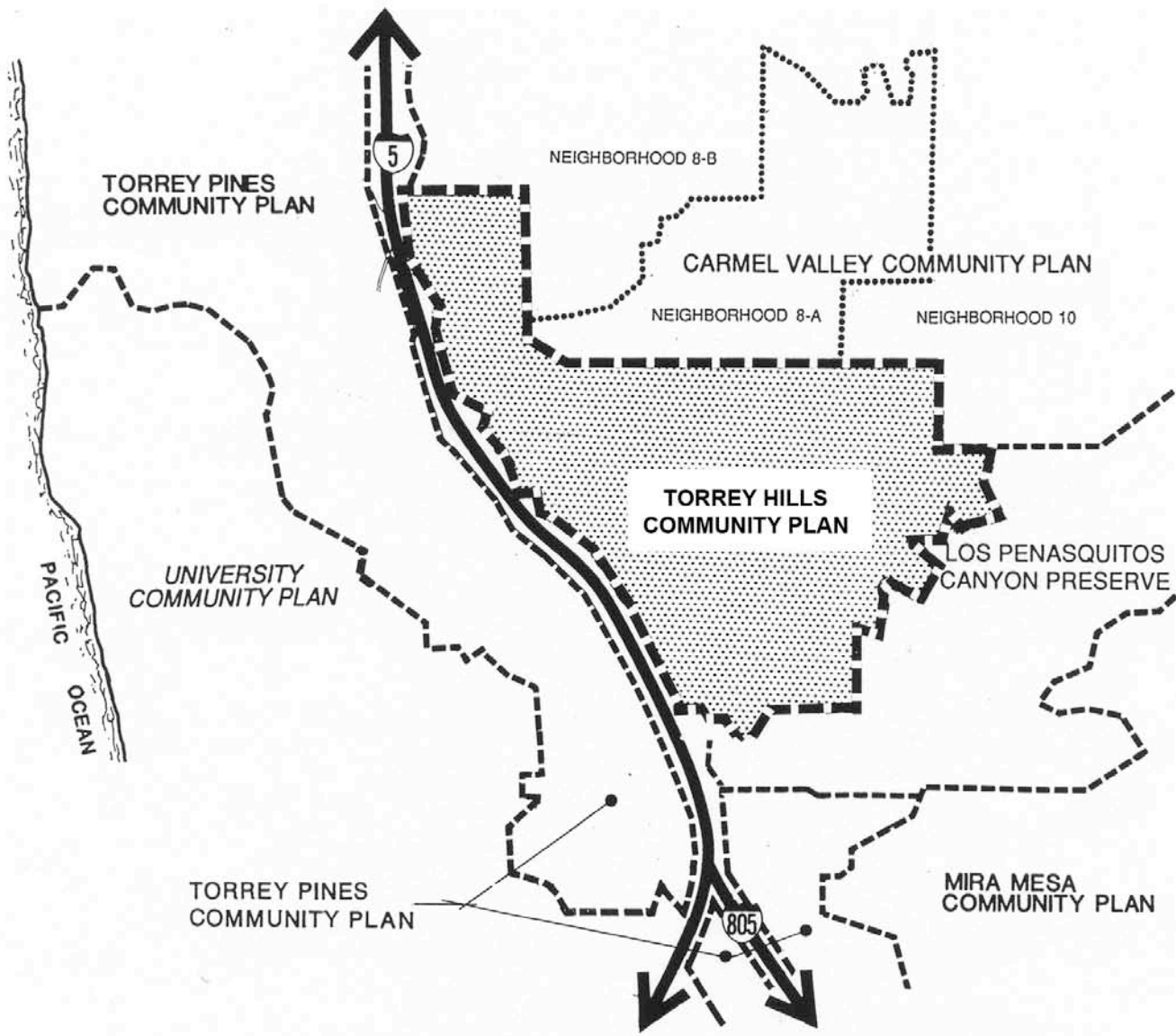
3
FIGURE

LOCAL COASTAL PROGRAM

The passage of the Coastal Initiative in 1972 established temporary Coastal Commissions to prepare a plan for sound conservation and development of coastline areas. The plan was completed in late 1975 and served as the basis for the California Coastal Act of 1976. This legislation established state policies on coastal issues and the requirements for local coastal program preparation by government entities. The local coastal programs include local government land use plans, zoning ordinances, zoning maps and other implementing actions. When the local plans have been certified by the Coastal Commission as being consistent with Coastal Act policies, the permitting controls now exercised by the Coastal Commission will be returned to local governments, subject to a system of appeals to the Coastal Commission.

The northern portion and the southern perimeter of the plan area, consisting of approximately 123 acres, are included within the Coastal Zone, as defined by the Coastal Act of 1976 (see **Figure 3, Coastal Zone Boundaries**). The primary reason for this inclusion is to provide additional upstream protection for the environmentally sensitive wetland of Los Peñasquitos Lagoon. Because portions of the community are situated within the Coastal Zone, this Plan has the additional responsibility of containing specific land use and development policies pursuant to the adoption of a Local Coastal Program (LCP). These are contained in the **Coastal Zone Policies Element** of this Plan.

The City of San Diego has prepared and submitted the North City Local Coastal Program Land Use Plan and the related Implementation Ordinances. The Land Use Plan (LUP) includes land uses for those portions of the communities of University City, Mira Mesa, Torrey Pines, Carmel Valley, and Torrey Hills, which are located within the Coastal Zone. Subsequent to adoption of the North City Local Coastal Program, and in conjunction with approval of the 1994 amendment of this Plan, the state Coastal Commission certified this Plan as superseding the Coastal Zone Policies specific to the Torrey Hills portion of the North City Local Coastal Program. Development proposals that occur in the Coastal Zone will require approval of a Coastal Development Permit (CDP) from the City. Improvements associated with portions of the extension of Vista Sorrento Parkway occurring within the Coastal Zone have been approved by the state Coastal Commission.



Relationship to Surrounding Communities

Torrey Hills Community Plan

4

FIGURE

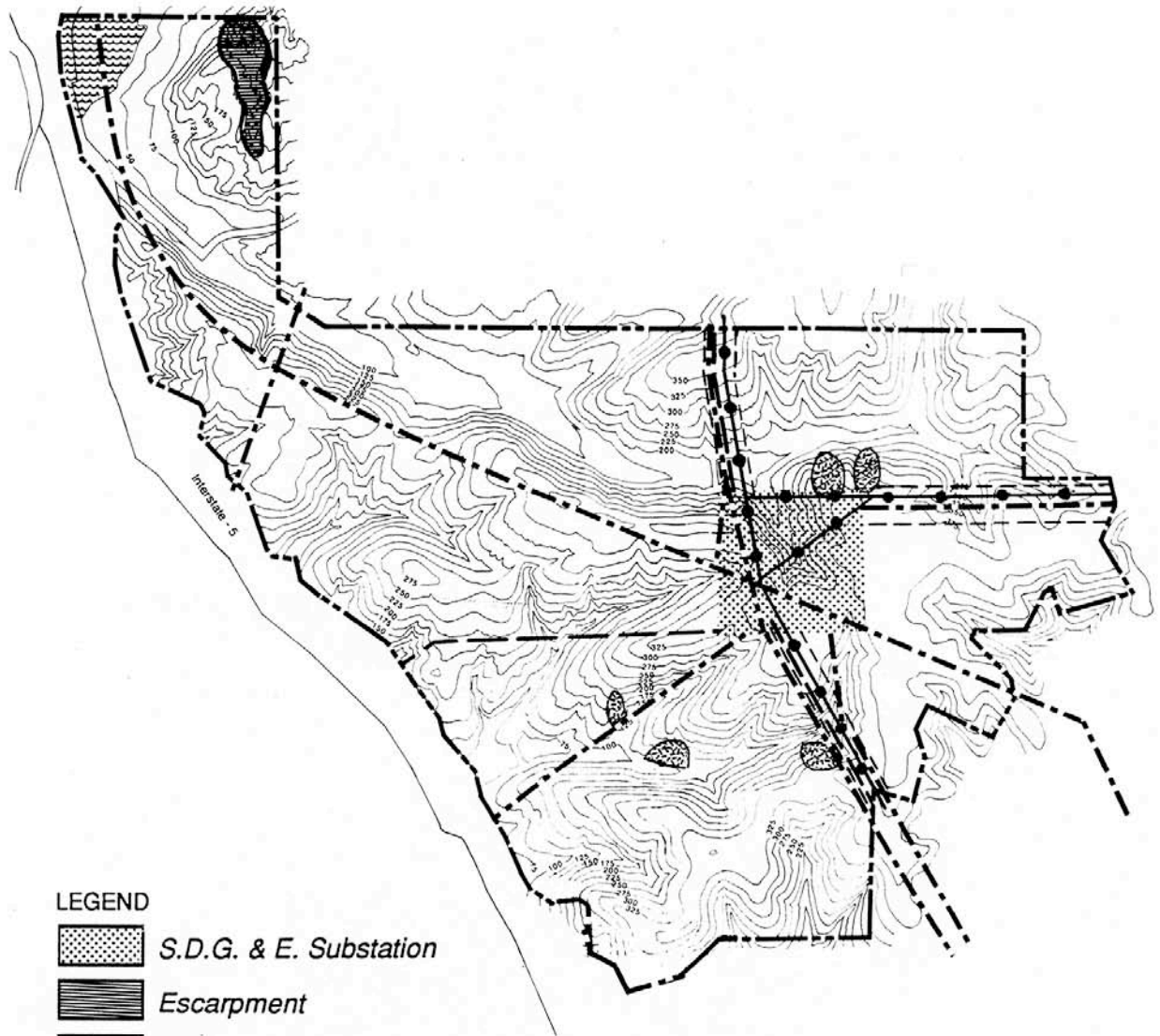
URBAN SETTING

The Torrey Hills community is largely undeveloped; for this reason, consideration of surrounding development, community plans and other planning efforts is essential in the development of community goals, policies and actions which create a balanced community with its own identity. **Figure 4, Relationship to Surrounding Communities**, illustrates Torrey Hills' relationship to surrounding communities.









In the northwestern extent of Torrey Hills, Carmel Valley's open space designation corresponds with the 100-year floodplain of Carmel Creek and is contiguous with Torrey Hills' open space and commercial land uses. Along Torrey Hills' northeastern boundary, Carmel Valley proposes very low-density residential uses that correspond to Torrey Hills' designation of very low-density residential uses in this area.

Los Peñasquitos Canyon Preserve adjoins the planning area along its entire southern boundary. Los Peñasquitos Canyon Preserve is a regional resource under the authority of the county and City of San Diego. A Draft "Master Plan for Los Peñasquitos Canyon Preserve" has been prepared for the preserve, but has not yet been adopted by either the City or county of San Diego.

The entire western boundary of Torrey Hills is I-5. West of I-5 is the Torrey Pines Community Plan, the southern portion of which is the Open Space designation for Los Peñasquitos Lagoon. South of the lagoon and immediately west of I-5 is the existing Sorrento Valley Industrial Park that also extends east into Los Peñasquitos Canyon. West of the Torrey Pines community is the University community that contains scientific research development along North Torrey Pines Road. Torrey Pines State Park is located on the southern extent of the Torrey Pines community. Although Torrey Hills does not share a contiguous border with the park, some development within the community will be visible from a distance to park users.



LEGEND

-  S.D.G. & E. Substation
-  Escarpment
-  S.D.G. & E. Easement
-  Electrical transmission line
-  Landslide
-  Floodplain - 100 Year
-  Gas pipeline
-  Power Line Easement



ENVIRONMENTAL SETTING

A complete and thorough investigation of the Torrey Hills property has been conducted as part of the community planning process. The existing conditions on the property are outlined here and presented in greater detail in the Environmental Impact Reports prepared for the original community plan and subsequent amendments (EQD No. 81-12-33, DEP No. 91-0361, DEP No. 93-0142, DEP No. 95-0554). **Figure 5, Physical Constraints**, provides a graphic that summarizes important physical and environmental characteristics of the planning area.

Landform

Torrey Hills is characterized by topographic diversity ranging from a series of narrow ridges with steep slope faces, to deep eroded gullies and broad mesa tops. The property has considerable terrestrial relief with elevations ranging from 20 feet above Mean Sea Level (MSL) at the northwestern boundary, to approximately 393 feet above MSL in the east central section. The prominent topographic features of the property are the sandstone escarpments in the northwest section, a major canyon running east-west through the central section, and the mesa tops in the east central section (see **Figure 5**). The City's Hillside Overlay Zone has been applied to slopes in the community that have a gradient greater than 25 percent.

A dominant ridgeline generally runs in an east-west direction and establishes the major drainage pattern for the property, which ultimately flows into Los Peñasquitos Lagoon. The drainage running north off the ridgeline flows into a major drainage valley and subsequently north and west into Carmel Valley. The drainage running south off the ridgeline eventually flows south and west into the I-5 drainage system or Los Peñasquitos Canyon.

A small portion of the northwest part of the community is in the Carmel Valley floodplain. There are certain development restrictions within the floodway and floodway fringe, and these restrictions have been incorporated into this Plan.

Geology and Soils

Similar to its topographic diversity, the community's underlying geology and soils are varied. Ardath Shale, Torrey Sandstone, Scripps Formation and alluvium soils are found in the community. Geologic reconnaissance has revealed the potential of ancient landslides occurring in the Ardath Shale component of steep canyon slopes.

Torrey Sandstone, Scripps Formation and alluvium are subject to erosion requiring implementation of erosion control measures, particularly during construction activities and prior to establishment of landscape material. Three northeast-trending faults have been identified based on field mapping and review of linear features on topographic maps and photographs. Urban development within the planning area will require project-specific geotechnical reconnaissance and exploration to determine subsurface suitability for development and to define necessary remediation.

Paleontological Resources

The geologic substructure of the planning area has the potential to contain important paleontological resources. Regionally, Ardath Shale has yielded significant amounts of fossils and nanoplankton. In the general area of Torrey Hills, invertebrate fossils are also abundant. Fossil mollusks occur at several locations in exposed areas of Ardath Shale. The Scripps, Bay Point and Torrey Sandstone formations also contain fossils but not in as great abundance as Ardath Shale. The Linda Vista formation is not expected to yield regionally important paleontological resources.

Paleontological resources are evident on portions of the site where erosion has exposed fossil-bearing materials. Grading operations can increase exposure of substrate and additional resources can be exposed. For this reason, development activities in areas of Ardath Shale will require coordination with a qualified paleontologist to ensure optimal documentation of resources and to enable resource collection if important fossils become exposed during grading operations.

Wildlife and Vegetation

The Torrey Hills community has undergone varying degrees of disturbance due to past grazing activities and numerous dirt roads traversing the property. The majority of the community has been graded and/or brushed in accordance with approved maps.

Native vegetation originally occurring in the community was dominated by the coastal sage scrub plant community. Coastal sage scrub is a coastal plant community composed of a variety of soft, low, aromatic shrubs. Coastal sage scrub is considered sensitive, because of its potential to support sensitive plant and wildlife species and its considerable reduction in acreage throughout southern California. It is also the focus of the state of California's Natural Communities Conservation Program.

Chaparral plant communities, including southern mixed chaparral, southern maritime chaparral, and chamise chaparral, were also abundant in Torrey Hills. Southern mixed chaparral occurs on dryer, north-facing slopes and in tributary canyons within the community. It is a drought and fire adapted plant community of broad-leaved shrubs typically forming dense stands. Southern maritime chaparral is similar to southern mixed chaparral, but typically occurs closer to the coast and develops on sandstone soils. Today, this plant community is concentrated on the bluffs and hillsides protected as open space in the northwestern area of Torrey Hills. In addition to the typical southern mixed chaparral plant species, several endemic shrubs and sensitive species occur in this area of the Torrey Hills community.

Wetland habitats occur in the community as willow scrub, riparian woodland and vernal pools. Southern willow scrub occurs within the community as a moderately homogenous riparian woodland located in the extreme northwestern corner of the community, and as a small, poorly developed patch in the southwestern portion of the community. Vernal pools comprise a unique habitat type characterized by a variety of organisms adapted to ephemeral

aquatic conditions that are present in the late winter and early spring following seasonal rainfall. Vernal pools once occurred in the northeastern portion of the Torrey Hills community. Although vernal pools often support highly sensitive species, those that occurred in Torrey Hills did not provide habitat for the typical sensitive vernal pools species. Impacts to vernal pools that occurred within areas planned for development in Torrey Hills have been assessed in conjunction with approved maps and associated environmental documentation. Mitigation has occurred through monetary contributions toward off-site purchase.

Smaller areas of native grassland (valley needle grassland) and areas of non-native annual grassland also occur within the Torrey Hills community. For the most part, valley needle grass occurs as small patches within coastal sage scrub habitat. Non-native grassland occurs in areas of the community where native vegetation has been degraded severely or repeatedly.

All of the habitat types occurring in Torrey Hills support distinct faunas that rely primarily on the resources confined to a particular habitat. Because of the extremely limited amount of grassland and riparian habitat historically occurring within the community, well-developed grassland and riparian fauna are not present. Remaining native and the non-native plant communities offer habitat to a high diversity of shrubland wildlife species, including birds, mammals, reptiles and amphibians.

Los Peñasquitos Lagoon

The Torrey Hills community plan area is located within the watershed of Los Peñasquitos Lagoon. Los Peñasquitos Lagoon covers about 385 acres and is recognized as an important coastal resource because of its unique flora and fauna. As urban development occurs within the watershed, viability of the lagoon's flora and fauna can be adversely affected. The sensitive ecosystem of the lagoon is affected by urban runoff that often carries pollutants that can upset the delicate balance of the lagoon.

Partly as a result of problems associated with sedimentation caused by development, the Los Peñasquitos Lagoon Foundation was formed and a Peñasquitos Lagoon Management and Enhancement Plan and Program was prepared. The Enhancement Plan establishes a fee program for development projects within the Los Peñasquitos Lagoon watershed.

Cultural Resources

When the community planning area was surveyed for the presence of archaeological resources in conjunction with approval of the 1983 Plan, several sites were encountered. These sites were found not to be "important." Data recovery was conducted and determined adequate for mitigating resource loss.

Through an evaluation of information retrieved from the data recovery phase of past cultural resource surveys, it appears that this region was settled by people from the La Jollan and Diegueño cultures. The La Jollan occupation is evidenced by shell middens, groundstone and an assortment of flaked food processing tools. Late prehistoric Diegueño people have left a record of their occupation of the area, both archaeologically and ethnohistorically. The

village of Ystagua (also known as the Rancheria de Peñasquitos) was encountered by Gaspar de Portola, Juan Crespi and others in their Spanish exploratory party in 1769. This village is located approximately one mile south of the community. Excavation in this area has revealed numerous ceramic, bone, shell and stone items indicating a variety of subsistence and spiritual activities.

Historic land uses within the plan area included primarily agricultural uses. The first major alteration of the environment took place as ranchers grazed cattle. Beginning around 1823 and continuing through the 1960s, this agricultural activity probably began when Captain Francisco Maria Ruiz was granted the Los Peñasquitos Rancho.

Los Peñasquitos Canyon Preserve

The southern border of the Torrey Hills community is formed by the Los Peñasquitos Canyon Preserve, a regionally significant open space resource. A master planning effort is underway to provide a comprehensive management plan for the Preserve. The Master Plan will identify a variety of uses including passive hiking opportunities and interpretive centers. Development adjacent to the Preserve must occur in a manner that does not detract from the park experience. Setbacks along the canyon rim and landscape and architectural treatments will aid in buffering development. Identifying points of access will focus activity areas and protect areas of sensitive habitat.

Utilities and Other Easements

The San Diego Gas and Electric Company (SDG&E) owns an approximately 40-acre parcel in the center of the community. This 40-acre site has been expanded to its buildout facility and accommodates a 230 KV substation. High-tension power lines run east and southeast from the substation (see **Figure 5**). Additionally, a utility corridor carrying major utility lines underground traverses the planning area in a north-south and east-west direction radiating out of the substation.

Land uses in the community have been sited to respond to the SDG&E substation and major utility corridors. Development proposals and grading activities must be coordinated with SDG&E to avoid conflict with transmission lines and undergrounded utilities.

NAS Miramar

Naval Air Station (NAS) Miramar, which is located approximately five miles southeast of Torrey Hills, accommodates between 250,000-350,000 flight operations per year. The San Diego Association of Governments (SANDAG), in its authority as the region's Airport Land Use Commission, has adopted a Comprehensive Land Use Plan (CLUP) for NAS Miramar to protect the airport from incompatible land uses and provide the City with development criteria that will allow for the orderly growth of the area surrounding the airport.

Although all land use development within Torrey Hills is considered compatible with the NAS Miramar CLUP, future residents may experience concern over aircraft noise and

overflight. Northerly departures from NAS Miramar from both rotary and fixed-wing aircraft may generate varying degrees of noise and vibration.

Under the 1993 round of military Base Closure and Realignment, NAS Miramar will realign to a Marine Corps Air Station no later than 1999. This realignment will affect flight operations and will increase operational tempo. In order to acknowledge these noise concerns, the Department of the Navy recommends full disclosure of noise generated by flight operations. In addition to Real Estate Transfer Disclosure Statements and Airport Noise Disclosure forms, the Navy recommends full disclosure on all exchanges of title, recorded to deed.
